

## PLANNING COMMISSION MEETING MINUTES

On this the 18th day of November 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

James Urbish	Planning Commissioner Chairperson
Wayne Poldrack	Planning Commission Secretary
Sergio Villagomez	Planning Commissioner
Steven Monk	Planning Commissioner
Charlotte Davis	Planning Commissioner

### NOT PRESENT

Lester Phipps, Jr.	Planning Commission Vice Chairperson
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### STAFF PRESENT

Susan Euton	Councilor, District No. 2
Charles Kalkomey	City Engineer
Travis Tanner	Executive Director of Community Development
Janet Eder	Senior Administrative Specialist

### OTHERS PRESENT

Jesse Givens	AGS Consultants (Searcy Franchise)
Carlos Fraga	BGE/Kerry R. Gilbert & Associates (Walnut Creek)

### CALL TO ORDER

Chairperson Urbish called the meeting to order at 4:00 p.m.

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 21, 2015.

**Action Taken:** Commissioner Poldrack moved, seconded by Commissioner Villagomez to approve the minutes of the Regular Planning Commission Meeting of October 21, 2015 as presented. The motion carried unanimously by those present.

#### 2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF GLENMEADOW SECTION TWO REPLAT THREE, BEING 2.91 ACRES IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE A, GLENMEADOW, SECTION TWO; 0 LOTS, 1 BLOCK, 2 RESERVES.

**Executive Summary:** The purpose of this agenda item is to hold a Public Hearing on the proposed Preliminary Plat of Glenmeadow Section Two Replat Three. The Plat consists of 2.91 acres and two (2) reserves. It is located within the City Limits on Louise Street (east side), between Avenues P and R.

The original subdivision, Glenmeadow Section Two, was platted in 1975. The original plat is attached for review. The proposed replat would simply subdivide platted Reserve "A" into two (2) new reserves.

Because this is a replat of a previous subdivision, a Public Hearing is required per State law and per the City's "Subdivision" Ordinance. That said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

### **Key Discussion**

1. Mr. Tanner presented the item and reviewed the Executive Summary.

**Chairperson Urbish opened the public hearing at 4:02 p.m. After three calls for speakers, no one came forward. Chairperson Urbish closed the public hearing at 4:03 p.m.**

3. **CONSIDERATION OF AND ACTION ON A REQUEST BY BGE/KERRY R. GILBERT & ASSOCIATES TO EXTEND APPROVAL FOR THE PRELIMINARY PLAT OF WALNUT CREEK SECTION THIRTEEN, BEING 13.9 ACRES OF LAND CONTAINING 53 LOTS (60' X 120' TYP.) IN FOUR BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Planning Commission approved the Preliminary Plat of Walnut Creek Section Thirteen on May 20, 2015. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

Staff has no objection to extending the approval of the Preliminary Plat of Walnut Creek Section Thirteen by 180 days from the date of expiration, November 20, 2015, consistent with other similar plats. If approved, this extension of the Preliminary Plat approval would then expire on May 18, 2016.

### **Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Villagomez inquired about the definition of an Extension of Approval (EOA).
- Mr. Tanner replied that the EOA provides the applicant six (6) months to submit the final plat of the subdivision. Should the applicant allow the EOA to expire, then the Preliminary Plat process would need to be repeated.

**Action taken:** Commissioner Villagomez moved, seconded by Commissioner Davis, to extend approval for the Preliminary Plat of Walnut Creek Section Thirteen, being 13.9 acres of land containing 53 lots (60' x 120' typ.) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

4. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF GLENMEADOW SECTION TWO REPLAT THREE, 0 LOTS, 1 BLOCK, 2 RESERVES, BEING 2.91 ACRES IN THE JAMES LOWERY 1/3 LEAGUE, ABSTRACT 275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVE A, GLENMEADOW, SECTION TWO.**

**Executive Summary:** The Preliminary Plat of Glenmeadow Section Two Replat Three consists of 2.91 acres and two (2) reserves. It is located within the City Limits on Louise Street (east side), between Avenues P and R.

Reserve "A" was originally platted in 1975 and the applicant/owner wishes to replat it into two (2) reserves to convey one (1) of the reserves for use as an office. A public hearing was required due to this being a replat. However, staff finds no conflicts with applicable regulations (building lines, etc.). Staff recommends approval of the Preliminary Plat of Glenmeadow Section Two Replat Three.

### **Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Davis inquired if the applicant was subject to the previous subdivision ordinance.
- Mr. Tanner replied that once a subdivision is replatted, it becomes subject to new ordinance standards, and the developer must comply with the building permit process and meet current City codes.
- Commissioner Davis inquired if the new ordinance standards would be impacted by the old ordinance standards.
- Mr. Tanner replied that the new ordinance would not be affected. The developer must comply with current City building line requirements since the property was being subdivided from one reserve to two.
- Commissioner Poldrack inquired if the development was restricted to commercial.
- Mr. Tanner stated that the property was originally platted as a reserve, thus being non-residential.
- Chairperson Urbish inquired about what impact the reserves would have on the detention ponds.
- Mr. Kalkomey replied that the developer would adhere to the Louise Street storm-sewer design. Each reserve would have its own detention.
- Chairperson Urbish inquired if the development could share detention.
- Mr. Kalkomey replied that a replat of the property would be necessary, if the development shared

detention ponds.

- Commissioner Poldrack inquired about drainage after Louise Street was widened.
- Mr. Kalkomey replied that the storm sewer on Louise Street was not designed for a 100-year flood. Louise Street currently has more capacity than before when there were open ditches.
- Commissioner Poldrack inquired about the size of the storm sewer on Louise Street.
- Mr. Kalkomey replied that the storm sewer on Louise Street was sized for a particular event, but not a 100-year flood.
- Commissioner Poldrack inquired if there were any design standards for detention ponds.
- Mr. Kalkomey replied that there are standards for detention ponds.

**Action Taken:** Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Glenmeadow Section Two Replat Three, 0 lots, 1 block, 2 reserves, being 2.91 acres in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserve A, Glenmeadow, Section Two. The motion carried unanimously by those present.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF O'REILLY SUMMER LAKES, BEING A SUBDIVISION OF 0.9986 ACRES OF LAND IN THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK AND 1 RESERVE.**

**Executive Summary:** The Preliminary Plat of O'Reilly Summer Lakes consists of 0.9986 acres and one (1) reserve. The Plat is located within the City Limits and in Fort Bend County MUD No. 144. Specifically, it is off of FM 2977 (east side), south of FM 762.

The plat will have access from an access easement/drive off of FM 2977 directly across from the existing drive that goes into the AutoZone and Spec's on the other side of FM 2977. When property to the immediate north of this plat is platted, it will share this access drive due to the easement as shown on the plat. Both sanitary and storm sewer will need to be extended from Winding Lakes Drive to serve this tract. Easements are being provided, and infrastructure plans must be submitted concurrently with the Final Plat.

Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of O' Reilly Summer Lakes.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.

**Action Taken:** Commissioner Poldrack moved, seconded by Commissioner Davis, to approve the Preliminary Plat of O'Reilly Summer Lakes, being a subdivision of 0.9986 acres of land in the William Lusk Survey, Abstract No. 276, in the City of Rosenberg, Fort Bend County, Texas; 1 block and 1 reserve. The motion carried unanimously by those present.

6. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FOURTEEN, BEING 13.4 +/- ACRES OF LAND CONTAINING 50 LOTS (60' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS, OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of Walnut Creek Section Fourteen is a proposed subdivision consisting of fifty (50) residential lots and three reserves in three blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is east of Walnut Creek Section Thirteen, for which a Preliminary Plat has already been approved by the Planning Commission.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. The Land Plan for this subdivision was updated/approved in September and is attached for review as well. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Fourteen.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the number of proposed sections.
- Mr. Tanner replied that there were fifteen (15) sections, with some remaining lots to the south of Dry Creek.
- Commissioner Poldrack inquired if any of the property was located in the City or the ETJ.

- Mr. Tanner replied that a commercial section located on the south side of Irby Cobb, off of FM 2977, is in the City Limits. The City Limits run across Dry Creek, which used to cut into the residential lots, but has since been updated. The City Limits, now run through the creek only, and not the residential area.

**Action Taken:** Commissioner Villagomez moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Walnut Creek Section Fourteen, being 13.4 +/- acres of land containing 50 lots (60' x 120' TYP.) and three reserves in three blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

**7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION FIFTEEN, BEING 22.4 +/- ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND SIX RESERVES IN FOUR BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Preliminary Plat of Walnut Creek Section Fifteen is a proposed subdivision consisting of fifty-eight (58) residential lots and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It is north of Walnut Creek Sections Twelve and Thirteen, which have already been approved.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek and with the current "Subdivision" Ordinance. Further, the plat provides for dedication of right-of-way for A Myers Road, a thoroughfare to the immediate north of the subdivision, as well as for Benton Road to the west. The Land Plan for this subdivision was updated/approved in September and is attached for review as well. Seeing no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Walnut Creek Section Fifteen.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Kalkomey stated that the development will provide for a two-lane, asphalt road connection from Irby Cobb Boulevard to A Meyers Road (Benton Road). Mr. Kalkomey stated that construction of a 16" water line from Irby Cobb Boulevard to A Meyers Road is part of a long-term plan.

**Action Taken:** Commissioner Davis moved, seconded by Commissioner Poldrack to approve Preliminary Plat of Walnut Creek Section Fifteen, being 22.4 +/- acres of land containing 58 lots (60' x 120' TYP.) and six reserves in four blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously by those present.

**8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SEARCY FRANCHISE, A SUBDIVISION OF 1.9337 ACRES (84,231) SQUARE FEET) OF LAND SITUATED IN THE G.M. STONE LEAGUE, ABST. NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 2 RESERVES AND 1 BLOCK.**

**Executive Summary:** The Final Plat of Searcy Franchise consists of 1.9337 acres and two (2) reserves located on the north side of U.S. 59/I-69 immediately east of Discount Tire. The Plat is within the City Limits and not in a utility district.

The property will take access from the existing access easement/drive that is located in Reserve "A" and currently serves Discount Tire. Cross access will also continue from the west across the north side of proposed Reserve "B." Reserve "B" will have on it a proposed Golden Corral restaurant. A preliminary site plan has been submitted and complies with applicable standards. While it is located in the West Fort Bend Management District, the developer sought and received variances to the setback requirements allowing for twenty-five-foot (25') front and ten-foot (10') interior building setbacks; and for ten-foot (10') front and five-foot (5') interior parking setbacks.

Additionally, infrastructure plans have been submitted to extend public infrastructure (water and sanitary sewer) associated with the project. The infrastructure plans must be approved before City Council approval of the Final Plat.

The Preliminary Plat of this subdivision was approved by the Planning Commission on October 21, 2015. Seeing no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Searcy Franchise.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the property would need detention.
- Mr. Kalkomey replied that storm sewer runs through the old K-Mart development, which has been sized

- to drain the overall area. The storm sewer consists of box culverts sized to drain properly.
- Commissioner Poldrack inquired where the box culverts begin.
- Mr. Kalkomey replied that the box culverts begin south of Chupik Street, being a part of the Mons improvement project.
- Commissioner Davis inquired about widening the entrance to Discount Tire.
- Mr. Tanner replied that there were no plans to widen it; it is of a sufficient width at this time.
- Councilor Euton inquired if the property went all the way to Louise Street.
- Mr. Tanner replied that it did not.

**Action taken:** Commissioner Poldrack moved, seconded by Commissioner Villagomez to recommend approval to City Council of the Final Plat of Searcy Franchise, a subdivision of 1.9337 acres (84,231) square feet) of land situated in the G.M. Stone League, Abst. No. 312, City of Rosenberg, Fort Bend County, Texas; 2 reserves and 1 block. The motion carried unanimously by those present.

## 9. REVIEW AND DISCUSS THE PLANNING COMMISSION MEETING TIMES, AND TAKE ACTION AS NECESSARY.

**Executive Summary:** Staff has included this item for the Planning Commission to consider and take action on the Planning Commission Meeting times based on discussion at the October 21, 2015 meeting.

### **Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Urbish opened the discussion for comments.
- Commissioner Villagomez was open to meeting times.
- Councilor Euton preferred to start the meeting at 5:00 p.m., although she was not a voting member.
- Commissioner Davis made a motion to move the start time from 4:00 p.m. to 5:00 p.m.

**Action taken:** Commissioner Davis moved, second by Chairperson Urbish to approve the Planning Commission Meeting time to 5:00 p.m. The motion carried by a vote of four "ayes" and one abstention. **AYES:** Commissioners Davis, Villagomez, Monk and Chairperson Urbish. **ABSTENTION:** Commissioner Poldrack.

## 10. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.

**Executive Summary:** This item allows the Planning Commission the opportunity to request that items be placed on future agendas.

### **Key Discussion:**

- Mr. Tanner stated that the City Council approved the Comprehensive Plan. Funds have been allocated to study the residential street width, shared parking and carport setback issues.
- Commissioner Poldrack inquired about code consolidation such as a unified development code or guide.
- Mr. Tanner replied that a unified code is a priority and it will be done in-house. A developers' guide, in digital format, including both residential and non-residential, is in the planning stage.

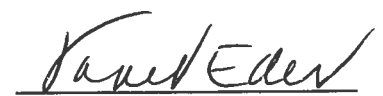
**No action was taken.**

## 11. ANNOUNCEMENTS.

No announcements at this time.

## 12. ADJOURNMENT.

There being no further business, Chairperson Urbish adjourned the Rosenberg Planning Commission meeting at 4:39 p.m.



Janet Eder

Senior Administrative Specialist